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CITY OF EL CENTRO

SINGLE FAMILY RESIDENTIAL

GROWTH TREND SURVEY

1977

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Housing

Surveys

El Centro

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CITY OF EL CENTRO
SINGLE FAMILY RESIDENTIAL
GROWTH TREND SURVEY

Background

The City of El Centro is the County Seat and a principal retail/service center for the agriculturally based economy of Imperial County California. According to the General Plan, the City of El Centro has maintained an overall pattern of steady, moderate population growth since 1960, contrasted by annual fluctuations in the amount and type of residential construction. While single family homes continue to dominate the El Centro housing inventory, there have been significant increases in apartment construction compared to declining rates for recent single family units. Field inspections have indicated that the bulk of recent apartment and single family construction has occurred in the northwest and southwest sections of the City.

According to the General Plan Housing Element, since 1960 the issuance of residential building permits has risen faster than what population growth alone might account for. For example, between 1960-70 total housing units increased by 25.5% but the population rose by only 14.7%. Although statistics since 1970 have been inconclusive, active residential expansion suggests a possible continuation of this trend. Consequently, other factors which may be influencing the redistribution of existing households should be considered when investigating residential growth in El Centro.

Purpose

The purpose of this study was to identify recent growth and mobility trends pertaining to single family residences built after 1970 within the City of El Centro. The accurate identification of existing trends can assist the City of El Centro in the evaluation of policies needed to accommodate projected future growth.

Objectives

The objectives of the study were to gather information pertaining to the prior location of residents who had recently moved to single family homes in El Centro. Specifically, data was sought to determine the significance to the homeowner of factors related to:

1. Prior residence;
2. Household Statistics;
3. Reasons for moving to their current address;
4. Location of employment.

Scope

The study area was limited to 12 selected single family residential subdivisions constructed since 1970 within the City of El Centro. Responses however, were received only from residents of 10 out of the 12 subdivisions surveyed - all located within the northwest and southwest sections of the City. Data was received from 189 households, approximately 50% of the total units in the survey area. (See Exhibit "A" for a map of the areas surveyed.)

Methods

A door to door survey approach was utilized. Interviews were conducted by bilingual staff using a questionnaire which was available in both English and Spanish. The choice of language was left to the discretion of the staff interviewer. All interviews were conducted between 9 A.M. and 12 noon primarily during the months of February and March, 1977. (See Exhibits B-1 and B-2 for the English and Spanish versions of the questionnaire.)

Presentation and Analysis of the Findings

Once collected, the data was placed in an overall growth trend survey chart which provides a cross reference by topic and subdivision visited. (See Exhibit "C".) The results of the survey were organized into the following categories.)

I. Prior Residence

Individual households were interviewed regarding the location, type and ownership status of their last place of residence. By individual subdivision the percentage of residents last living within and outside the City limits were:

PRIOR RESIDENCE

<u>SUBDIVISION</u>	<u>IN CITY</u>	<u>OUT OF TOWN</u>
Lake Terrace #3	30%	70%
Northview Manor #1	56%	43%
El Centro Acres #1	52%	47%
Allen & Evans #1	50%	50%
Allen & Evans #2	38%	61%
Northview Manor #2	31%	79%
Mission Park Estates	71%	28%
De Anza Park #1	51%	48%
El Centro Acres #2	66%	33%
De Anza Park #2	66%	33%
Grand Total - (Average percentage of all Subdivisions)	50%	49%

One of the most significant trends identified by the survey was that 50% of the 189 households interviewed last lived outside the City of El Centro. This implies that around 50% of the single family home building permits since 1970 are related to immigration, and 50% due to the relocation, redistribution and natural population growth (births minus deaths) of existing City residents. For the more recently constructed subdivisions built since 1975 (with the exception of Northview Manor #2) the percentages of home buyers already residing in El Centro have been on the increase - indicating the growing importance of redistribution and home replacement.

Also identified by the questionnaire were the households which owned or rented their prior place of residence as well as last occupied a house, apartment or mobile home.

By individual subdivision these statistics were as follows:

PRIOR RESIDENCE

<u>SUBDIVISION</u>	<u>HOUSE</u>	<u>APT.</u>	<u>MOB. HOME</u>	<u>OWNED</u>	<u>RENTED</u>
Lake Terrace #3	80%	20%		60%	40%
Northview Manor #1	60%	33%		26%	74%

<u>SUBDIVISION</u> (Con't)	<u>HOUSE</u>	<u>APT.</u>	<u>MOB. HOME</u>	<u>OWNED</u>	<u>RENTED</u>
El Centro Acres #1	56%	43%		17%	82%
Allen & Evans #1	81%	12%	6%	50%	50%
Allen & Evans #2	77%	22%		55%	44%
Northview Manor #2	49%	49%		38%	62%
Mission Park Estates	57%	21%	14%	85%	14%
De Anza Park #1	58%	37%	4%	16%	79%
El Centro Acres #2	61%	33%	5%	39%	60%
De Anza Park #2	80%	20%		51%	49%
<hr/>					
Grand Total - (Average percentage of all subdivisions)	65%	28%	7%	44%	55%

The data shows that 65% of all surveyed residents previously lived in a house, 28% in an apartment and 7% in a mobile home; compared to a 44% previous ownership and 55% renting. Of particular interest is that 66% of the households now occupying recently constructed single family homes, did not own their prior residence - a substantial figure these days for persons recently entering the home purchasing market. However, these proportions varied substantially, with the more expensive subdivisions showing up to 85% prior ownership, while the less expensive tracts had as low as 16-17% prior ownership. This differential points out that the existence of moderately priced homes are most significant for first home buyers, while the more expensive homes frequently provide an option of home replacement for previous home owners. Further indication of home replacement can also be estimated by assuming that 50% (the percentage of residents previously living inside the City of El Centro) also applies to overall prior home owners in El Centro. Consequently, 22% of the recently constructed homes could be attributed to the home replacement market.

II. Household Statistics

Limited statistics on household size and age were obtained primarily to provide insights into future requirements for schools, and youth related services. By individual subdivision the statistics for family size and average age of the children were as follows:

HOUSEHOLD STATISTICS

<u>SUBDIVISION</u>	<u>FAMILY SIZE</u>	<u>CHILD AVERAGE AGE</u>
Lake Terrace #3	4	9
Northview Manor #1	4.5	9.5
El Centro Acres #1	5.3	10
Allen & Evans #1	4.2	8.4
Allen & Evans #2	3.9	10.2
Northview Manor #2	4	7.1
Mission Park Estates	4.1	8.5
De Anza Park #1	3.9	6.6
El Centro Acres #2	3.7	4.5
De Anza Park #2	3.4	5.2
<hr/>		
Grand Total - (Average of all subdivisions)	4.1	7.9

For the entire area surveyed the average household consisted of four persons with children averaging 7.9 years of age. While specific figures regarding single parent or extended families were not taken, analysis shows that a 'typical' family residing in newly constructed single family homes will have two children of or close to school age.

III. Reasons for Moving

Residents identified three general motives for moving to their current address. Residential responses citing proximity to work, the desirability of the area and house size, and price/availability were as follows:

REASONS FOR MOVING

<u>SUBDIVISION</u>	<u>PROXIMITY TO WORK</u>	<u>DESIRABLE AREA HOUSE SIZE</u>	<u>PRICE AVAILABILITY</u>
Lake Terrace #3	40%	30%	30%
Northview Manor #1	22%	18%	60%
El Centro Acres #1	26%	30%	43%
Allen & Evans #1	31%	36%	31%
Allen & Evans #2	44%	32%	22%
Northview Manor #2	49%	5%	45%
Mission Park Estates	21%	57%	21%
De Anza Park #1	37%	4%	58%
El Centro Acres #2	28%	16%	55%
De Anza Park #2	20%	40%	40%
<hr/>			
Grand Total - (Average percentage of all subdivisions.)	32%	27%	41%

For the entire survey area 32% indicated that proximity to work was their major consideration in moving, 27% cited the desirability of the area and size of the house and the remaining 41% were attracted by the price and availability of the house.

Included within these averages though, were considerable variations generally demonstrating that desirability and house size were considered most important in the more expensive areas versus price and availability being most important in more moderately priced zones. (Proximity to work remained relatively constant.) These figures clearly show that market constraints such as the price and availability of single family homes, along with the economics and convenience of living near work are the major considerations for most new home owners.

IV. Location of Employment

Because of the close relationship between employment opportunities and population growth; household members, if employed, were asked the location of their work. By individual subdivision the statistics identifying the relative proportions employed in and outside the City of El Centro were as follows:

LOCATION OF EMPLOYMENT

<u>SUBDIVISION</u>	<u>Employed in</u>	
	<u>City</u>	<u>Out of Town</u>
Lake Terrace #3	80%	20%
Northview Manor #1	75%	25%
El Centro Acres #1	69%	30%
Allen & Evans #1	50%	50%
Allen & Evans #2	55%	44%
Northview Manor #2	62%	37%
Mission Park Estates	71%	28%
De Anza Park #1	68%	32%
El Centro Acres #2	82%	18%
De Anza Park #2	60%	39%
Grand Total - (Average percentage of all sub- divisions)	67%	32%

Within the entire survey area, 67% indicated they worked in El Centro, with the remainder citing areas outside the City. Thus, while only 32% claimed proximity to work as their primary reason for moving, an additional 35% actually both live and work inside the City of El Centro. This verifies the importance of job proximity as a secondary motivation in maintaining and attracting new residents. Consequently, despite the relative closeness of Imperial County Cities, El Centro's role as a regional provider of jobs included in the governmental, wholesale/retail and public utilities sectors implies continued immigration and residential growth.

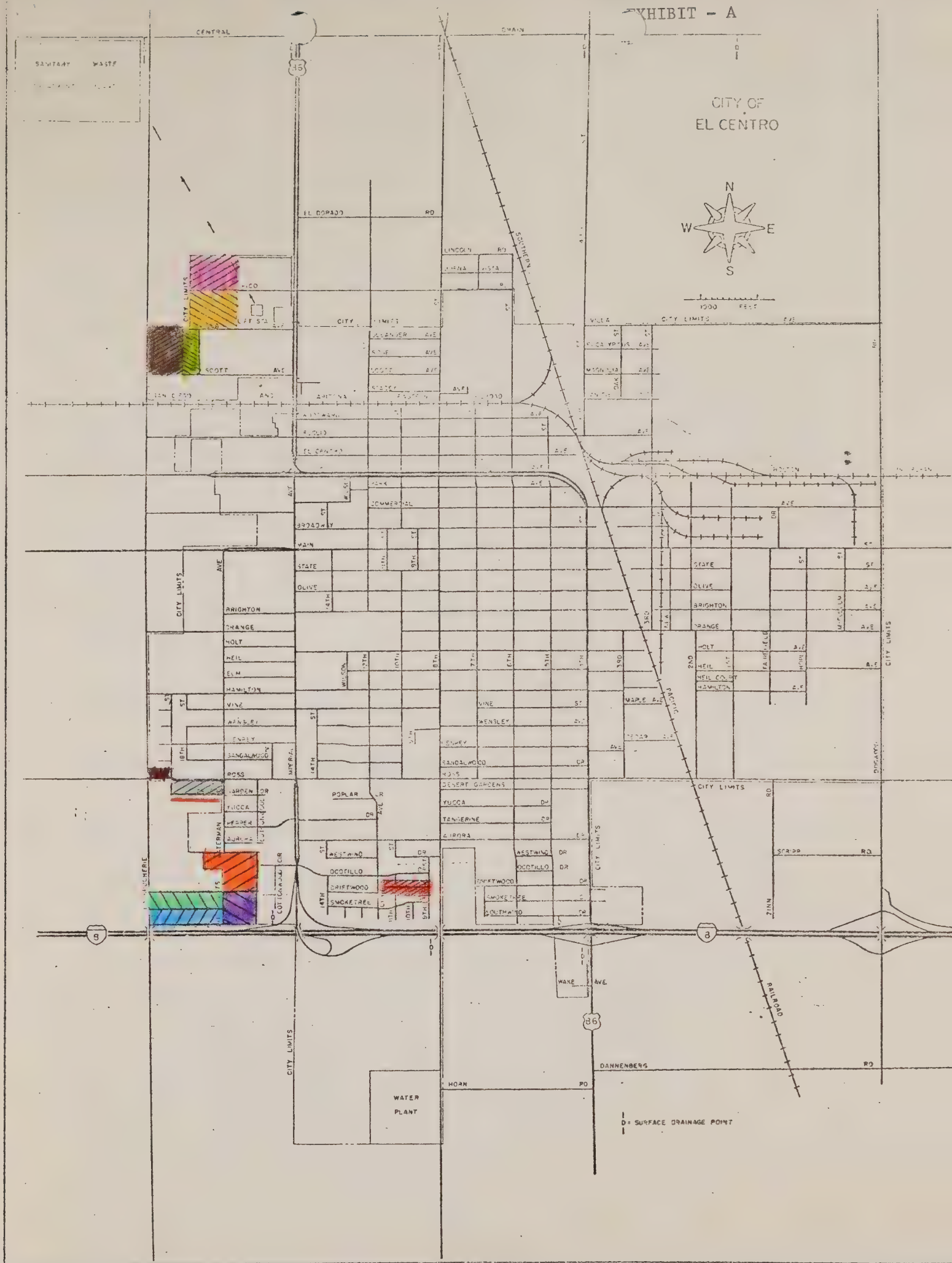
Summary and Conclusions

Single family home residential expansion in the City of El Centro has been a result of several factors in combination with external and internal population growth. The factors found to be most relevant are summarized as follows:

1. Outside immigration remains a major factor providing 50% of the demand for recently constructed detached homes.
2. Outside immigration is largely dependent upon the existence of employment opportunities in El Centro.
3. An active home replacement market, roughly estimated at 22%, as well as both internal redistribution and natural population increases, collectively account for up to 50% of the single family home purchases.
4. Sixty-six percent of those interviewed were able to switch directly from renting to home ownership, although residents of the more expensive subdivisions were primarily prior owners. In addition, 60% of those interviewed were found to be working couples and 41% cited cost and availability as their major concern. All indications that first home ownership will continue to be dependent upon the availability of moderately priced homes.
5. New single family homes will generally house two school-aged children which consequently should be considered in future school and youth related services.

In conclusion, while many factors such as the future impact of household fragmentation or the development of a geothermal industry, could not be included in a study of this size; the survey did further define residential growth trends into new single family homes. This data reinforced 1960-70 statistics pointing out residential expansion in excess of population growth. Hopefully, these concerns will be further elaborated upon, towards the end of adequately addressing the housing needs and aspirations of the community.

APPENDIX



GROWTH TREND SURVEY SUBDIVISIONS

LEGEND

- | | |
|-----------------------------|----------------------------------|
| ● Lake Terrace #3 (1970) | ● Northview Manor #2 (1975) |
| ● Northview Manor #1 (1971) | ● Mission Park Estates (1975) |
| ● El Centro Acres #1 (1972) | ● De Anza Park #1 (1975) |
| ● Lenrey Park #5 (1972) | ● El Centro Acres #2 (1975) |
| ● Allen & Evans #1 (1972) | ● De Anza Park #2 (1975) |
| ● Allen & Evans #2 (1972) | ● Mission Park Estates #2 (1976) |

CITY OF EL CENTRO, PLANNING DEPARTMENTGROWTH TREND SURVEY

December, 1976

Subdivision _____

Lot _____ Block _____

Address _____

Hello, I'm _____ from the City of El Centro Planning Department. We are conducting a survey to identify the residential mobility growth trend within the City of El Centro.

1. Where did you live before moving to your present address?

2. Did you live in a house? _____ apartment? _____ mobile home? _____ other? _____

3. Did you own _____ rent _____ your last home?

4. How many people are in your family? _____

5. What are the ages of your children? _____

6. Why did you move to your present residence? (i.e. closer to work, nice area, etc.) _____

7. (a) Are any of the family members employed? Yes _____

No _____

(b) If yes, where employed? (i.e. El Centro, Brawley, etc.) _____

Thank you very much for your cooperation.

ESTUDIO DE INCREMENTO DEL DEPARTAMENTO DE PLANEACIONDE LA CIUDAD DE EL CENTRO

Enero, 1977

Subdivision _____

Lote _____ Cuadra _____

Domicilio _____

Buenos Días, Yo soy _____ del Departamento de Planeación de la ciudad de El Centro. Estamos haciendo un estudio para poder identificar los cambios de movimiento y el incremento residencial que se han llevado a cabo en la ciudad.

1. Donde residía antes de cambiarse a este domicilio?

2. Vivía en una casa? _____ Departamentos? _____ Casa Mobil (trailer)? _____
 Otra clase de vivienda? _____

3. Era usted dueño _____ rentaba _____ su vivienda anterior?

4. Cuántos hay en su familia? _____

5. Qué edad tienen sus hijos? _____, _____, _____, _____, _____.

6. Por qué motivo se cambio a este vecindario (v.g. mas cerca al trabajo, mejor vecindario, etc.) _____

7. a. Trabajan todos los miembros de su hogar? Si _____

No _____

b. Si contesta sí, dónde trabajan? (v.g. El Centro, Brawley, etc.)



SUBDIVISION	PRIOR RESIDENCE							HOUSEHOLD STATS.		REASONS FOR MOVING			EMPLOYMENT LOCATION		TOTAL
	City	Out of Town	House	Apt.	Mob. Home	Own	Rent	Fam. Size	Child Ave. Age	Work	Area/H. Size	Price Availability Own	City	Out of Town	
LAKE TERRACE #3 (1970)	30%	70%	80%	20%		60%	40%	4	9	40%	30%	30%	80%	20%	10
NORTHVIEW MANOR #1 (1971)	56%	43%	60%	33%		26%	74%	4.5	9.5	22%	18%	60%	75%	25%	27
EL CENTRO ACRES #1 (1972)	52%	47%	56%	43%		17%	82%	5.3	10	26%	30%	43%	69%	30%	23
LENREY PARK #5 * (1972)															
ALLEN & EVANS #1 (1972)	50%	50%	81%	12%	6%	50%	50%	4.2	8.4	31%	36%	31%	50%	50%	16
ALLEN & EVANS #2 (1972)	38%	61%	77%	22%		55%	44%	3.9	10.2	44%	32%	22%	55%	44%	18
NORTHVIEW MANOR #2 (1975)	21%	79%	49%	49%		38%	62%	4	7.1	49%	5%	45%	62%	37%	29
MISSION PARK ESTATES (1975)	71%	28%	57%	21%	14%	85%	14%	4.1	8.5	21%	57%	21%	71%	28%	14
DE ANZA PARK #1 (1975)	51%	48%	58%	37%	4%	16%	79%	3.9	6.6	37%	4%	58%	68%	32%	19
EL CENTRO ACRES #2 (1975)	66%	33%	61%	33%	5%	39%	60%	3.7	4.5	28%	16%	55%	82%	18%	18
DE ANZA PARK #2 (1975)	66%	33%	80%	20%		51%	48%	3.4	5.2	20%	40%	40%	60%	39%	15
* MISSION PARK ESTATES #2 (1976)															
Grand Total - (Average percentage of all Subdivisions)	50%	49%	65%	28%	7%	44%	55%	4.1	7.9	32%	27%	41%	67%	32%	109

*Not Available

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